

Grand Junction, Colorado

May 16, 1962

ROLL CALL

The City Council of the City of Grand Junction, Colorado, met in regular session at 7:30 p.m. May 16, 1962. Councilmen present and answering roll call were Meacham, Hadden, Love, Colescott, Lowe, Wright and President McCormick. Also present were City Manager Lacy, City Attorney Ashby and City Clerk Tomlinson.

INVOCATION

The invocation was given by Rev. Richard R. Zoppel, Pastor, First Congregational Church.

MINUTES

It was moved by Councilman Wright and seconded by Councilman Lowe that the minutes of the regular meeting held on May 2, 1962 be approved as written. Motion carried. (7 voted AYE)

HEARING

San. Sewer Dist #20 (on assessments)

This was the date set for hearing protests against assessments for Sanitary Sewer District No. 20. There were no written protests and no property owners were present in the audience to protest the assessments in this District. The President therefore closed the hearing.

POPPY DAY

5-26-62 for VFW

Veterans of Foreign Wars, Beye-Lotz Post No. 1247, presented a request to sell poppies on the downtown streets on May 26, 1962. It was moved by Councilman Meacham and seconded by Councilman Hadden that the request be granted. Motion carried. (7 voted AYE)

PROPOSED CHANGES

In Zoning Map & Text-recommended by The Planning Comm.

The Planning Commission at its meeting on May 16th approved the following changes in the zoning district map:

The North 120 feet of Blocks A and F, Mesa Gardens Subdivision, to be re-zoned from R-1-C, Single Family Residence, to P, Off-Street Parking.

Block A of Mesa Gardens Subdivision, except the North 120 feet, to be re-zoned from R-1-C, Single Family Residence, and R-2, Two-Family Residence, to B-1 Limited Business.

Above area is between 22nd Street and the alley East of 19th Street and between Ouray Avenue and Grand Avenue.

They also recommended the following changes in the Zoning Ordinance text:

Section 4. SIGNS

b. Business Districts. . . .

(3) Any free-standing sign structure or sign on top of a building shall not be located closer than allowed by set-back and yard requirements to any lot line and shall not exceed the maximum building height permitted in the zone district. Any sign supported by such free-standing sign structure and any part of which projects over the public right-of-way must be at least 12 feet above grade and cannot extend further than a point 2 feet in back of the curb face.

TO BE AMENDED TO READ

"b. Business Districts. . . .

(3) Any free standing sign structure or sign on top of a building shall not be located close than allowed by set-back and yard requirements to any lot line and shall not exceed the maximum building height permitted in the zone district. Any sign supported by such free standing sign structure and any part of which projects over the public right of way OR THE REQUIRED SET-BACK AREA must be at least 12 feet above grade and cannot extend further than a point 2 feet in back of the curb face."

Section 4. SIGNS

c. Commercial and Industrial Districts: . . .

(1) No sign may extend over the public right-of-way more than six feet or closer than 5 feet to the curb face unless the bottom point of such sign is at least 14 feet above the top of the curb. In no case shall any projecting sign extend beyond the face of the curb.

TO BE AMENDED TO READ

"c. Commercial and Industrial Districts: . . .

(1) No sign may extend over the public right of way or set-back area more than six feet or closer than 5 feet to the curb face unless the bottom point of such sign is at least 14 feet above the top of the curb. In no case shall any projecting sign extend beyond the face of the curb."

Section 5. PARKING AND LOADING.

b. Off-Street Loading: . . .

(1) Every building as a part of an institutional, business, commercial or industrial use hereafter erected, moved, converted, extended, enlarged or increased shall maintain the following off-street loading spaces:

TO BE AMENDED TO READ

"b. Off-Street Loading: . . .

(1) Every building as a part of an institutional, business, commercial or industrial use hereafter erected, moved, converted, extended, enlarged or increased, EXCEPT THOSE ON PREMISES WHICH ABUT AN ALLEY SUBJECT TO ALLEY LOADING RESTRICTIONS IN THE TRAFFIC ORDINANCE PROHIBITING THE PARKING OF PASSENGER VEHICLES, WITHOUT SPECIAL PERMIT, FOR ANY REASON, shall maintain the following off-street loading spaces:"

Section 6. SUPPLEMENTARY REGULATIONS.

a. Fences. Fences or walls not exceeding 30 inches in height may be erected on any part of a lot in any "R" residential zone district except as further regulated on corner lots, between the front line of the lot and the front set-back line for structures, and on any other part of the lot may be erected to a height not exceeding 6 feet. The height of such walls or

fences shall be determined by measurement from the ground level at the lowest grade level within three feet of either side of such fences or walls. Any fence more than 6 feet in height shall be considered a structure. If an "R" residential tract faces into a "B" business, "C" Commercial, "I" Industrial, or "P" Parking zone district, the height of the fence in front of the set-back line for structures may be 4 feet high.

On corner lots that part of a backyard fence which extends to the side property line may be 5 feet high.

TO BE AMENDED TO READ

"a. Fences. Fences or walls not exceeding 30 inches in height may be erected on any part of a lot in any "R" residential zone district except as further regulated on corner lots, between the front line of the lot and the front set-back line for structures, and on any other part of the lot may be erected to a height not exceeding 6 feet. The height of such walls or fences shall be determined by measurement from the ground level at the lowest grade level within three feet of either side of such fences or walls. Any fence more than 6 feet in height shall be considered a structure. If an "R" residential tract faces into a "B" business, "C" Commercial, "I" Industrial, or "P" Parking zone district, the height of the fence in front of the set-back line for structures may be 4 feet high.

On corner lots that part of a backyard fence which extends to AND ALONG the side property line may be 5 feet high."

Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words: (Definition of "Sign" reading as follows:)

Sign . . . Any words, lettering, figures, numerals, phrases, sentences, devices, designs, pictures, or trade marks by which anything is made known, such as are used to designate a firm, an association, a corporation, a business, a service or a commodity or product, or any type of publicity or propaganda, whether placed on natural objects or on a building, fence or other man-made structure, which are visible from any public street, or public road right of ways. Signs legible from two opposite directions shall be considered two signs for the area but not for permit purposes.

TO BE AMENDED TO READ:

"b. Terms and Words:

Sign . . . Any words, lettering, figures, numerals, phrases, sentences, devices, designs, pictures, or trade marks by which anything is made known, such as are used to designate a firm, an association, a corporation, a business, a service or a commodity or product, or any type of publicity or propaganda, whether placed on natural objects or on a building, fence or other man-made structure, which are visible from any public road rights of way."

Councilman Colescott suggested that possibly over-night parking should also be considered at this time. City Manager Lacy stated that it would be better to wait and see how things work out after "Operation Foresight" improvements have been completed.

It was moved by Councilman Colescott and seconded by Councilman Lowe that a hearing be set for June 6, 1962 regarding the proposed changes in the zoning map and text of the zoning ordinance as proposed by the Planning Commission, at its meeting on May 16, 1962. Motion carried. (7 voted AYE)

PROP. ORD.

San. Sewer Dist #20 Assessments

The following entitled proposed ordinance was presented and read: AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 20, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED, BEING CHAPTER 81 OF THE 1953 COMPILED

ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS. It was moved by Councilman Lowe and seconded by Councilman Hadden that the proposed ordinance be passed for publication. Motion carried. (7 voted AYE)

ORD. 1154 - PASSED

Prohibiting Parking in Certain Alleys-\$5 feet for using passenger vehicles for business purposes

The Proof of Publication to the following entitled proposed ordinance was presented and read: AN ORDINANCE AMENDING SECTIONS 40 AND 170 AND SCHEDULE IV ALL IN CHAPTER 47, 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, TO REGULATE THE STOPPING, STANDING OR PARKING OF VEHICLES WITHIN CERTAIN ALLEYS IN SAID CITY. It was moved by Councilman Wright and seconded by Councilman Lowe that the Proof of Publication be accepted and filed. Motion carried. (7 voted AYE)

It was moved by Councilman Colecott and seconded by Councilman Lowe that the ordinance be called up for final passage. Motion carried. (7 voted AYE)

The ordinance was then read, and it was moved by Councilman Hadden and seconded by Councilman Love that the ordinance be passed and adopted, numbered 1154 and ordered published. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (7 voted AYE)

DITCH

No. 7th St. fr Orchard to Glenwood declared nuisance and closed

City Manager Lacy stated that the property owners and residents along the west side of 7th Street from Orchard Avenue to Glenwood Avenue wished to have the ditch running in front of their properties closed. The Public Works Department and the Development Department have worked with these people and presented the following eight reasons for declaring the ditch a nuisance:

1. Approximately 2300 ft. of open ditch is being maintained to serve five water users.
2. Frequent clogging and flooding of this ditch has caused flooding of properties along the street.
3. The open ditch is unattractive and creates weed problems in the area.
4. The necessary change in grade for replacement of sidewalk creates an almost impossible fill grading problem if the ditch remains.
5. The Parks Department wishes to plant trees in the area between the sidewalk and curb line and cannot do this unless the ditch is abandoned.
6. The five water users concerned have agreed to do away with use of irrigation water in return for the normal City settlement as stated in our ditch closing ordinance.
7. This ditch presently located between the sidewalk and curb is hazardous for people walking to and from automobiles parked at curb.
8. This ditch, like most problem ditches in the City limits, adds to the expense of the street department for overtime

wages when men are called out at night to clear debris which has caused ditch flooding.

The following Resolution was presented and read:

RESOLUTION

WHEREAS, application has been made to the City Council of the City of Grand Junction to declare that portion of open irrigation ditch located on the West side of North Seventh Street from Orchard Avenue to Glenwood Avenue in the City of Grand Junction, Colorado, a nuisance for the following reasons, to-wit:

1. Approximately 2300 ft. of open ditch is being maintained to serve five water users.
2. Frequent clogging and flooding of this ditch has caused flooding of properties along the street.
3. The open ditch is unattractive and creates weed problems in the area.
4. The necessary change in grade for replacement of sidewalk creates an almost impossible fill grading problem if the ditch remains.
5. The Parks Department wishes to plant trees in the area between the sidewalk and curb line and cannot do this unless the ditch is abandoned.
6. This ditch presently located between the sidewalk and curb is hazardous for people walking to and from automobiles parked at curb.
7. This ditch, like most problem ditches in the City limits, adds to the expense of the street department for overtime wages when men are called out at night to clear debris which has caused ditch flooding.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado:

That the portion of irrigation ditch located on the West side of North Seventh Street from Orchard Avenue to Glenwood Avenue in the City of Grand Junction, Colorado, be, and the same is hereby, declared to be a nuisance under the terms and provisions of Chapter 78 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, as amended, for the reasons above stated.

It was moved by Councilman Colescott and seconded by Councilman Wright that the Resolution be passed and adopted as read. Roll was called on the motion with all members of the Council voting AYE. The President declared the motion carried. (7 voted AYE)

SPECIAL MEETING

May 23 & June 1

City Manager Lacy reported that there would be two special meetings coming up; one on Wednesday, May 23rd, and the other one on Friday, June 1st, at 7:30 p.m.

ADJOURNMENT

It was moved by Councilman Hadden and seconded by Councilman Lowe that the meeting adjourn. Motion carried. (7 voted AYE)

Helen C. Tomlinson\City Clerk